



APPLICATION ACCEPTED: February 18, 2009  
PLANNING COMMISSION: May 14, 2009  
BOARD OF SUPERVISORS: Not yet scheduled

# County of Fairfax, Virginia

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April 29, 2009

## STAFF REPORT

APPLICATION SE 2009-SU-002

### SULLY DISTRICT

**APPLICANT:** Centreville Day School/  
Centreville United Methodist Church

**ZONING:** PDH-12, R-1, WS

**PARCEL(S):** 65-1 ((5)) J1, 65-1 (1)) 14A, 14A1

**ACREAGE:** 9.46 acres

**FAR:** 0.15

**PLAN MAP:** Residential (5-8 du/ac and 1-2 du/ac)

**SE CATEGORY:** Category 3; Church and Nursery School

**PROPOSAL:** Approval of an existing church and nursery school to permit additional church facilities.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2009-SU-002, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement along the southern, western and eastern boundaries in favor of existing vegetation and as depicted on the SE Plat.

Staff recommends approval of a modification of the barrier requirement along the western boundary in favor of that depicted on the SE Plat and as conditioned.

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Christopher M. DeManche

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends approval of a waiver of the barrier requirement along the southern and eastern boundaries in favor of that depicted on the SE plat and as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

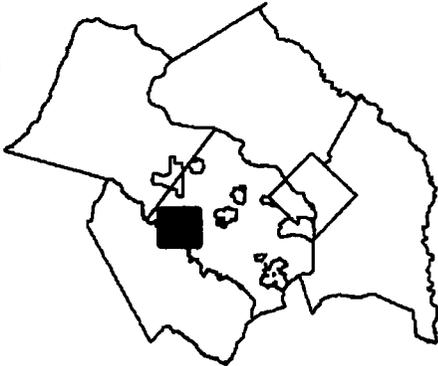
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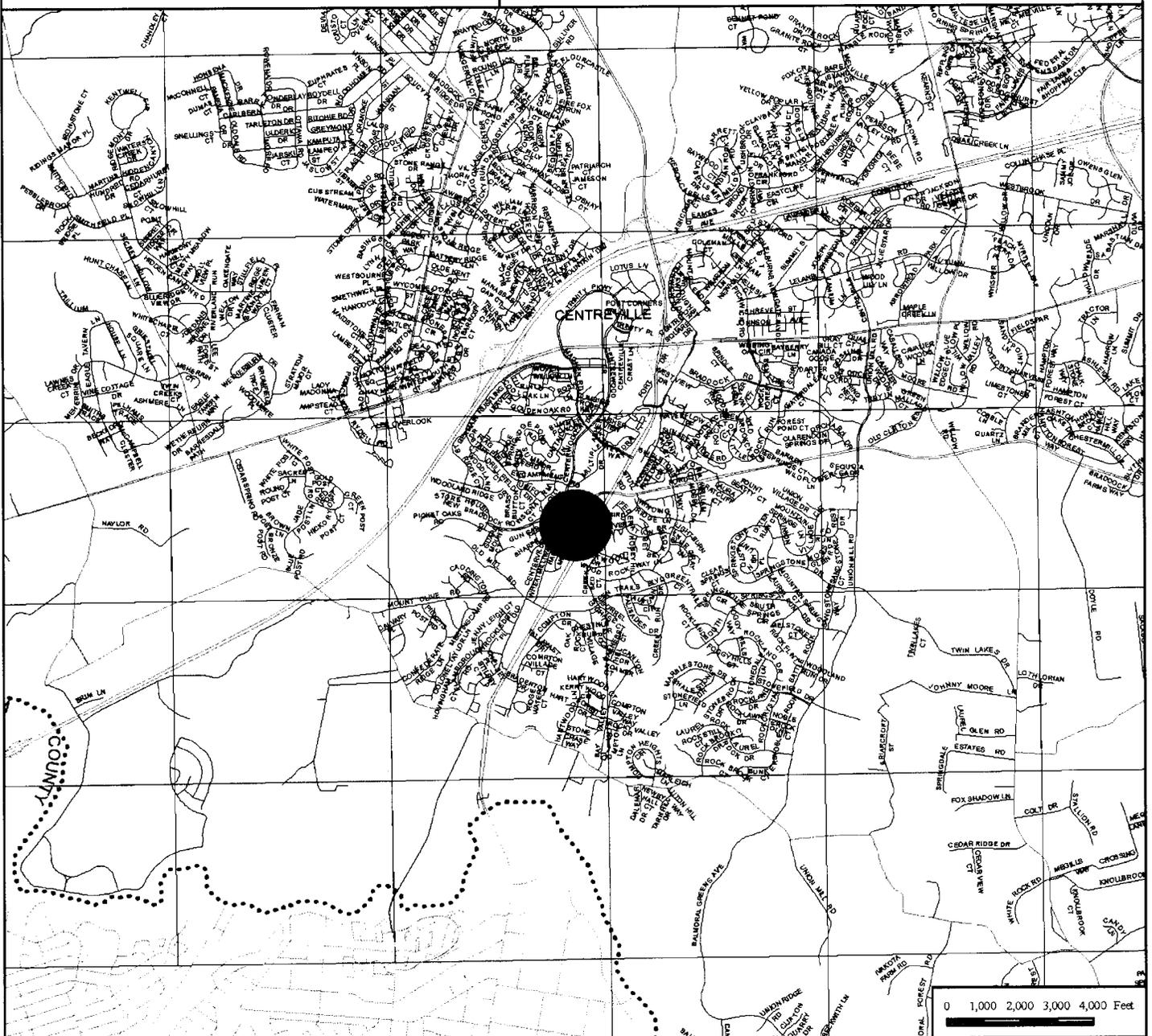
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

SE 2009-SU-002



**Applicant:** CENTREVILLE DAY SCHOOL/CENTREVILLE UNITED METHODIST CHURCH  
**Accepted:** 02/18/2009  
**Proposed:** EXISTING CHURCH AND NURSERY SCHOOL TO PERMIT ADDITIONAL CHURCH FACILITIES  
**Area:** 9.46 AC OF LAND; DISTRICT - SULLY  
**Zoning Dist Sect:** 03-0104 06-0105  
**Art 9 Group and Use:** 3-15 3-15  
**Located:** 6400 OLD CENTREVILLE ROAD  
**Zoning:** R-1 PDH-12  
**Plan Area:** 3  
**Overlay Dist:** WS  
**Map Ref Num:** 065-1- /01/ /0014A /01/ /0014A1 /05/ / J1

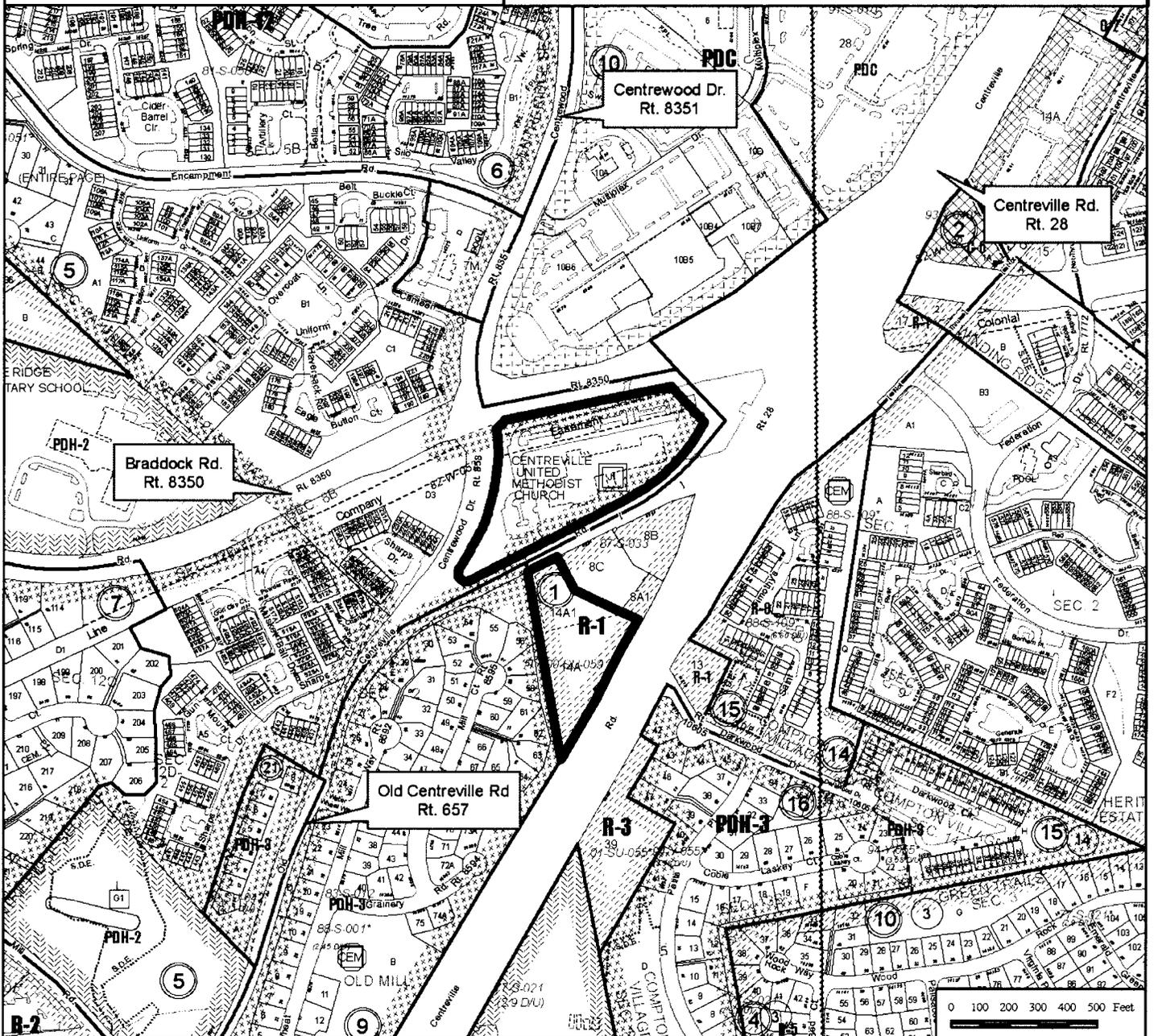


# Special Exception

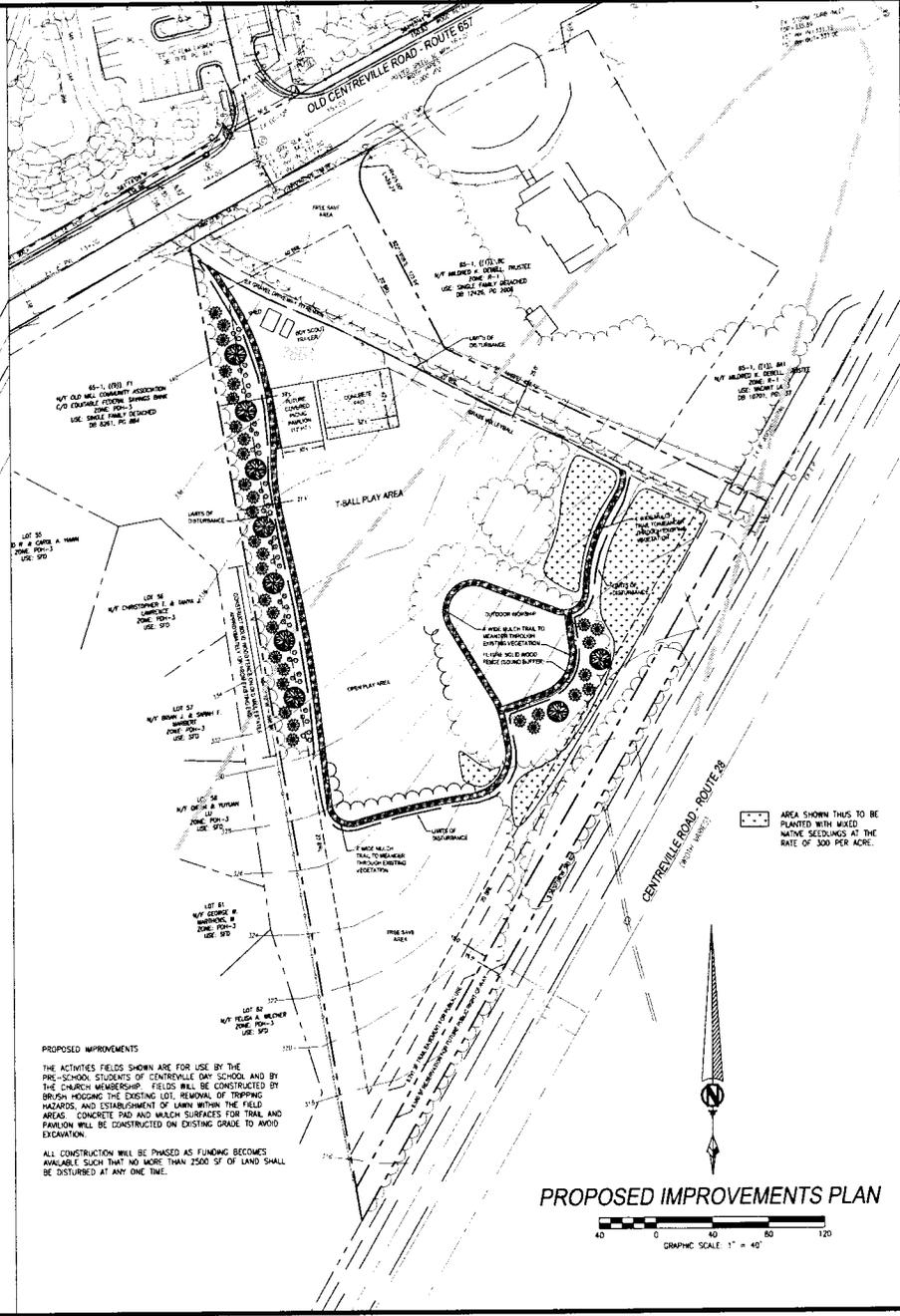
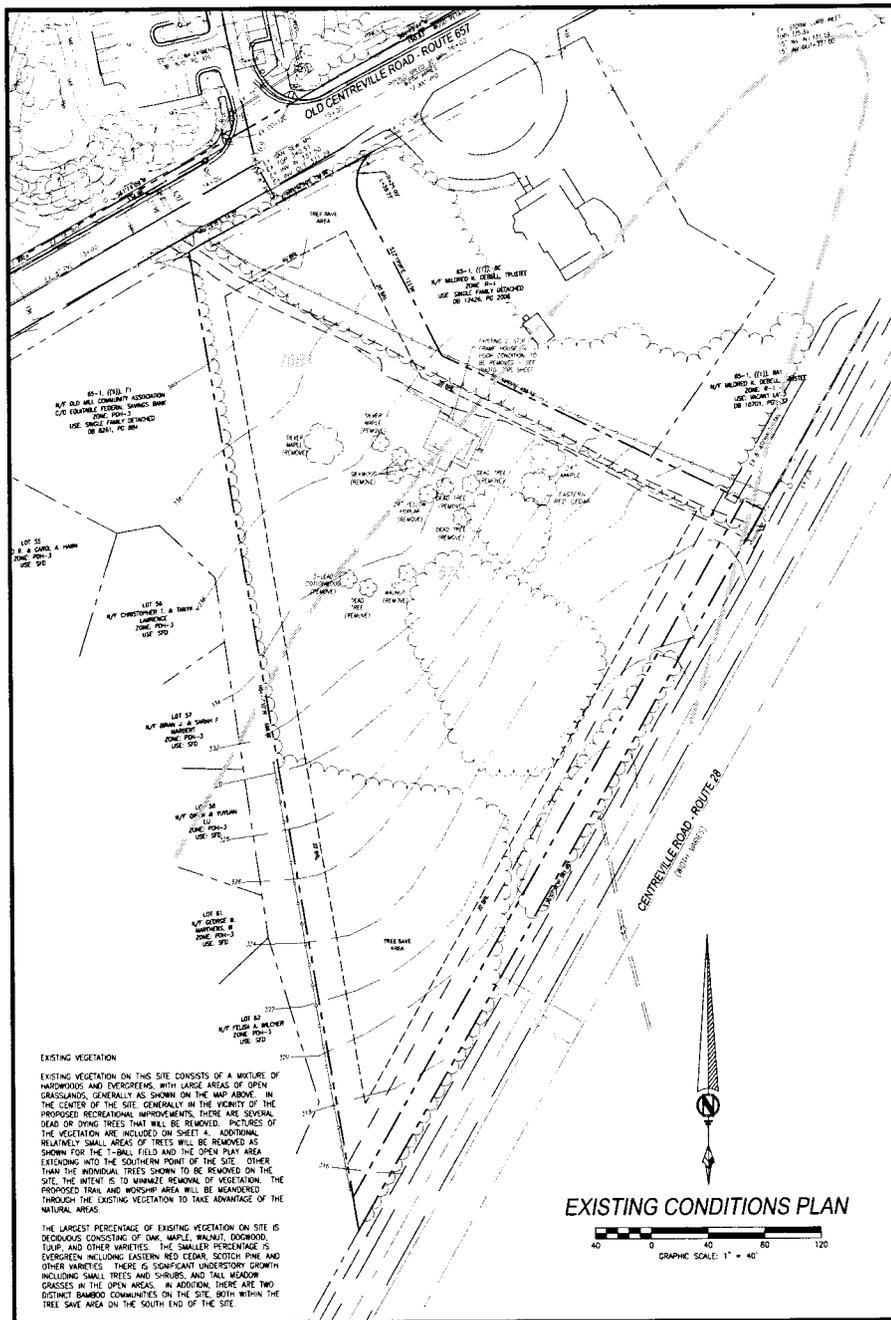
SE 2009-SU-002



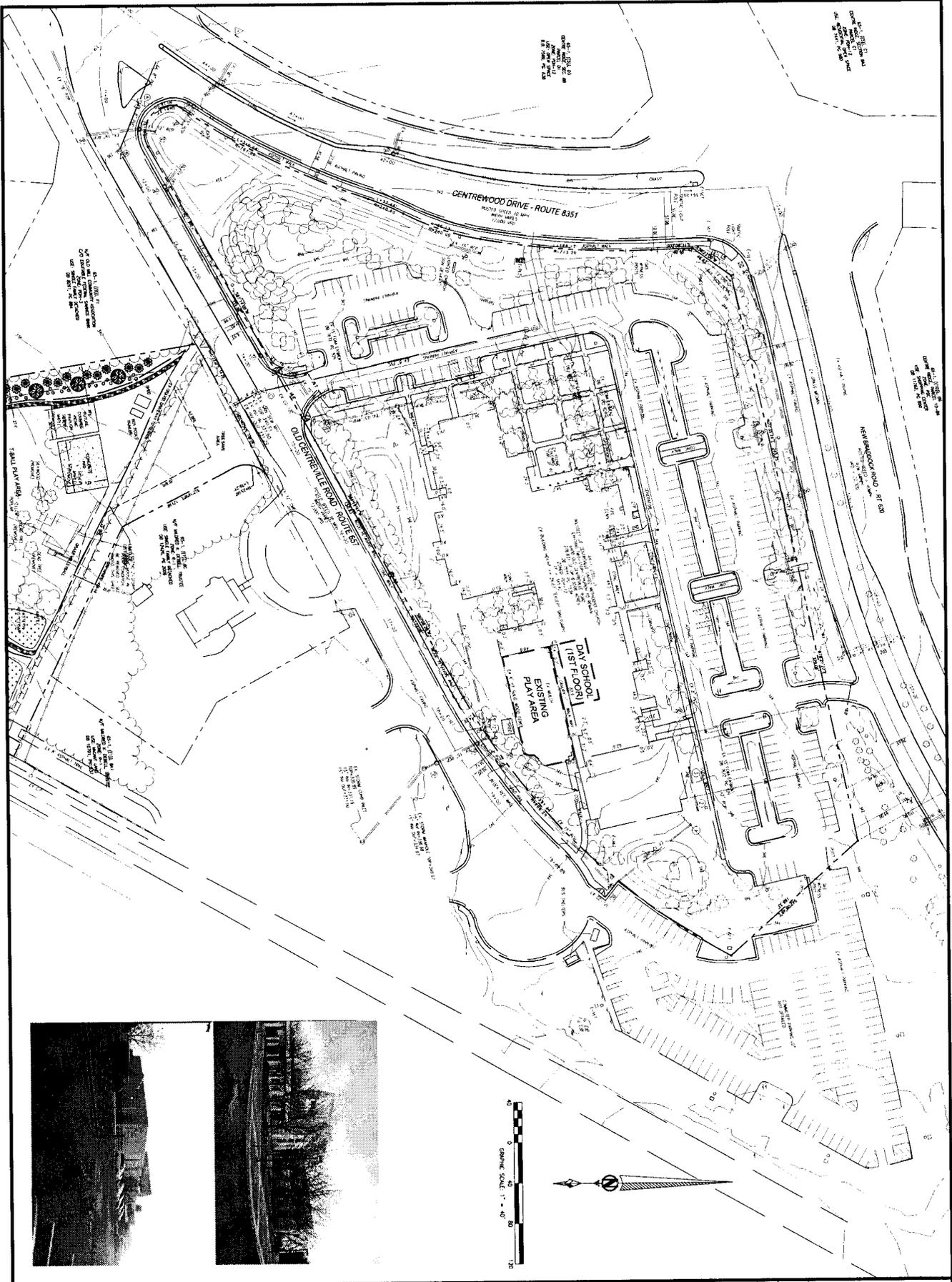
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<p>PROJECT: DB-004 CUMC</p> <p>FILE: 004-09</p> <p>DATE: NOVEMBER 2008</p> <p>SHEET: 2 OF 4</p>	<p>RECREATION PARCEL PLAN</p> <p>CENTREVILLE UNITED METHODIST CHURCH</p> <p>SULLY DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>	<p>PROFESSIONAL ENGINEER</p> <p>LAURA MILLER</p> <p>4/20/09</p>
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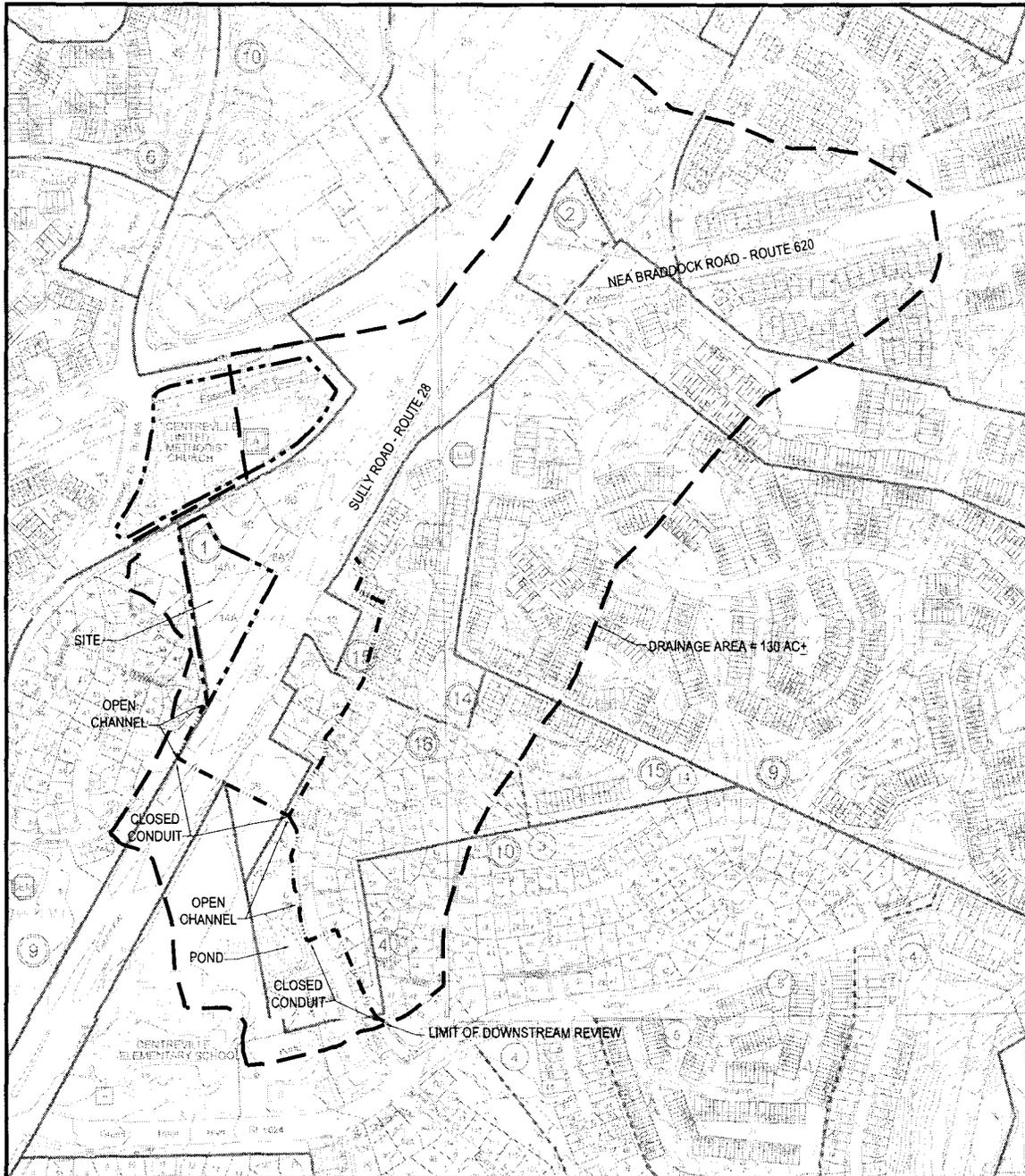
PROJECT: 08-024 CONG  
 DATE: 10-24-09  
 DATE: NOVEMBER 2008  
 SHEET: 2A OF 4

**ODESTY, LLC**  
 6941 CONFEDERATE RIDGE LANE  
 CENTREVILLE, VA 20121  
 (703) 507-1227

**RECREATION PARCEL PLAN**  
**CENTREVILLE UNITED METHODIST CHURCH**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION
1	1/25/09	COUNTY COMMENTS
2	5/20/09	COUNTY COMMENTS



**STORMWATER NARRATIVE**

THE SITE IS DEVELOPED WITH A SMALL ABANDONED HOUSE THAT WAS BUILT IN 1935. ACCESS TO THE HOUSE IS VIA AN EXISTING GRAVEL DRIVEWAY AND CONCRETE SIDEWALKS. THE HOUSE AND ASSOCIATED SIDEWALKS WILL BE REMOVED WITH THIS PROJECT. IMPROVED IMPROVEMENTS WILL BE CONSTRUCTED WITH THIS PROJECT CONSISTING OF AN OPEN PAWLOW FOR PICNIC TABLES AND A CONCRETE PAD FOR MULTI-PURPOSE USE. OTHER IMPROVEMENTS WILL CONSIST OF A MULCH TRAIL, A 1-BALL FIELD, A LAWN FOR MULTI-PURPOSE USE, AND A SAND VOLLEYBALL PIT. OVERALL, THERE WILL BE A SLIGHT INCREASE IN IMPERVIOUS AREA WITH THIS PLAN. AS A RESULT, A SMALL INCREASE IN RUNOFF WILL RESULT - 0.5 CFS FOR THE 2-YEAR STORM AND 0.7 CFS FOR THE 10-YEAR STORM - AS SHOWN IN THE FOLLOWING TABLE.

C PRE-DEVELOPMENT	= 0.33		
C POST-DEVELOPMENT	= 0.28		
SITE AREA (A) = 3.11 ACRES			
Q2 PRE-DEVELOPMENT	0.23 * 5.45 * 3.11	=	3.9 CFS
Q2 POST-DEVELOPMENT	0.26 * 5.45 * 3.11	=	4.4 CFS
Q10 PRE-DEVELOPMENT	0.23 * 7.21 * 3.11	=	5.2 CFS
Q10 POST-DEVELOPMENT	0.26 * 7.27 * 3.11	=	5.9 CFS

A SMALL INFILTRATION TRENCH IS PROPOSED DOWNSTREAM OF THE PAWLOW AND CONCRETE PAD TO MITIGATE THE SMALL INCREASE IN RUNOFF RESULTING FROM THE PROPOSED DEVELOPMENT. USING THE 40% VEGES IN THE GRAVEL TRENCH, APPROXIMATELY 1,000 OF TRENCH IS REQUIRED. A TRENCH OF APPROXIMATELY 10 FEET X 33 FEET X 3 FEET WILL PROVIDE ATTENUATION FOR THE INCREASE IN PEAK DISCHARGE FROM THIS DEVELOPMENT.

**OUTFALL NARRATIVE**

THIS PROJECT PROPOSES TO CONSTRUCT RECREATIONAL IMPROVEMENTS ON A 3.1 ACRE PARCEL OF LAND OWNED BY CENTREVILLE UNITED METHODIST CHURCH. THE PROPOSED IMPROVEMENTS WILL REQUIRE DISTURBANCE OF 1.3 ACRES OF THE 3.1 ACRE SITE (SEE SPECIAL EXCEPTION PLAT, THIS SET).

IN ACCORDANCE WITH ZONING REQUIREMENTS, THE POINT DOWNSTREAM OF THE SITE WHERE THE TOTAL DRAINAGE AREA IS 100 TIMES THE SITE AREA HAS BEEN DETERMINED AND IS SHOWN ON THIS SHEET. LABELED 'LIMIT OF DOWNSTREAM REVIEW'. FROM THE POINT WHERE DRAINAGE LEAVES THE SUBJECT SITE, IT ENTERS A ROADSIDE DITCH ON THE WEST SIDE OF SOUTHWINDING SULLY ROAD, ROUTE 28, WHICH IS UNENCLOSED AND SHOWS NO SIGN OF EROSION OR UNDESIRABILITY. APPROXIMATELY 250 FEET SOUTH OF THE SITE, THE DRAINAGE ENTERS A DITCH INLET AND CLOSED CONDUIT SYSTEM THAT CARRIES THE DRAINAGE TO THE EAST SIDE OF ROUTE 28. ON THE EAST SIDE, THE DRAINAGE IS CONTAINED WITHIN CLOSED CONDUITS FOR APPROXIMATELY 500 FEET, WHERE IT TRAVELS THROUGH AN OPEN CHANNEL AND DETENTION POND ON PARCEL 13A OF COMPTON VILLAGE. FROM THE OUTFALL OF THE POND, DRAINAGE CONTINUES IN A CLOSED CONDUIT SYSTEM FOR APPROXIMATELY 500 ADDITIONAL FEET TO THE LIMIT OF DOWNSTREAM REVIEW, APPROXIMATELY 1,000 FEET FROM THE LOW POINT OF THE SITE.

**MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirements with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (R-011.21 & 21.1)
- Cluster Subdivisions (O-615.1G & 15)
- Development Plans (P-302.2 & 4.1)
- FOP P Districts (except PRC) (P-6-502.1F & 1Q)
- Special Exceptions (O-011.21 & 21.1)
- Commercial Revitalization Districts (R-622.2A (12)(8)(14))
- PRC Plan (P-303.1E & 1J)
- Amendments (R-202.10F & 10J)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
3. Provide:
 

Facility Name & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (sf)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
INFILTRATION TRENCH	0.50A	N/A	0.50A	360	0.50A	N/A
Totals						
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 AND 3.
5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet 2.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 2.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 AND 2.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.



1 1/28/09 COUNTY COMMISSIONERS  
 2 1/28/09 COUNTY COMMISSIONERS  
 SEAL  
 COMMONWEALTH OF VIRGINIA  
 PROFESSIONAL ENGINEER  
 LAURA F. MILLER  
 Lic. No. 35531  
 4/20/09

**DRAINAGE PLAN**  
**CENTREVILLE UNITED METHODIST CHURCH**  
**SULLY DISTRICT**  
**FAIRFAX COUNTY, VIRGINIA**

**ODESTY, LLC**  
 6841 CONFEDERATE RIDGE LANE  
 CENTREVILLE, VA 20121  
 (703) 907-1227

PROJECT: 08-004 CLWC  
 FILE: 004-A0  
 DATE: NOVEMBER 2008  
 SHEET: 3 OF 4



① LOOKING EAST ON OLD CENTREVILLE ROAD



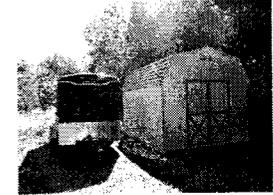
② LOOKING TOWARD SITE ENTRANCE



③ LOOKING INTO SITE FROM ENTRANCE



EXISTING HOUSE TO BE DEMOLISHED



EXISTING SHED AND TRAILER TO REMAIN



EXAMPLES OF OUTDOOR PAVILION

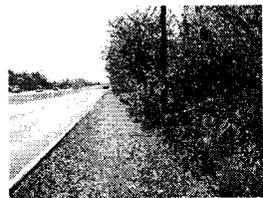


⑤

⑥ VIEW FROM FUTURE HOME PLATE

⑦

⑧



⑨

LOOKING SOUTH ALONG ROUTE 28



⑩

LOOKING WEST INTO SITE FROM ROUTE 28



⑪

LOOKING NORTH ALONG ROUTE 28

1/22/09	COUNTY COMMENTS
4/20/09	COUNTY COMMENTS
7/	
9/	
11/	
1/	
3/	
5/	
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PHOTOGRAPHS

CENTREVILLE UNITED METHODIST CHURCH  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**ODESTY, LLC**  
6941 CONFEDERATE RIDGE LANE  
CENTREVILLE, VA 20121  
(703) 907-1227

PROJECT	DB-DEA CLMC
FILE	004-PH
DATE	NOVEMBER 2008
SHEET	4 OF 4

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

<b>Proposal:</b>	The applicant, Centreville Day School/Centreville United Methodist Church, requests Special Exception approval of a special exception for an existing church and nursery school to permit additional church recreational facilities to be located on two adjacent parcels. The proposed facilities include a grass volleyball court, informal t-ball field, a covered picnic pavilion, 42x52 ft. concrete pad area, informal outdoor worship area, two existing storage sheds (to be relocated) and a mulched on-site trail.
<b>Hours:</b>	Monday through Friday: 9:00 AM to 6:00 PM (Church Office)  Monday through Friday: 9:00 AM to 11:45 PM and (Nursery School) 12:30 PM to 3:15 PM  Sundays: 8:15 AM to 12:15 PM (Worship/Sunday School Services)
<b>Employees:</b>	24 Staff Members (Church) 21 Staff Members (Nursery School)
<b>Waivers and Modifications:</b>	Modification of transitional screening and modification and waivers of barrier requirements

**LOCATION AND CHARACTER**

**Site Description:**

The subject application includes three parcels totaling 9.46 acres in area. The main parcel for this application consists of 6.35 acres and includes the existing Centreville United Methodist Church, and a nursery school use. The site is improved with the two-story church building, playground and a parking lot with 201 parking spaces. The parcel is bounded by New Braddock Road, Old Centreville Road and Centreville Drive. Access to the main parcel is provided by a driveway, located along the north side of Old Centreville Road. No changes are proposed to this parcel.

The proposed expansion area for additional church facilities includes two parcels (14A1 and 14A) totaling 3.11 acres, bounded by Old Centreville Road and Centreville Road (Rte 28). Parcel 14A1 is improved with a one-story, single-family detached dwelling, and two storage sheds. Parcel 14A is vacant, but is vegetated with mature

trees, particularly along the southwest portion of the site. Access to these parcels is provided by a gravel driveway from Old Centreville Road, with existing mature vegetation located along the periphery of the two parcels.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Shopping Center (Centre Ridge)	PDC	Retail and Other
South	Rte 28; across Rte 28: Vacant Lot and SF Detached Dwellings	R-1,R-3, PDH-3	Residential; 2-3 du/ac
East	SF Detached Dwelling, Day Care, Rte 28	R-1	Residential; 5-8 du/ac
West	SF Attached and Detached Dwellings	PDH-3	Residential; 1-2 du/ac

**BACKGROUND**

Based on County records, the main parcel (6.35 acres) was improved with the existing church in 1992. The same parcel was part of one of the two rezoning applications approved for the Centre Ridge development, specifically Land Bay 9. The developer of Centre Ridge donated Land Bay 9 to the Centreville United Methodist Church following a change in the proposed land use from Residential uses (Single family attached – up to 62 dwellings) to Institutional and Quasi-Public uses. The main parcel is subject to proffered conditions as approved by RZ 81-S-058. (See below for detailed history)

The two expansion parcels (14A1 and 14A) were the subject of RZ 2000-SU-059, which was a request for eight single family detached dwellings units in a cluster subdivision, but was withdrawn by the applicant. There are no proffered conditions or development conditions that apply to either parcel. Based on county records, the one-story single family detached dwelling located on parcel 14A1 was constructed in 1935.

**Site History:**

**RZ 81-S-058** was approved by the Board of Supervisors on December 15, 1986, rezoning 303.0 acres from R-1 to PDH-2, PDH-12, PDH 20 and PDC. (A Copy of the approved proffers and Conceptual Development Plan are included as Appendix 4)

**PCA/CDPA 81-S-058** was approved by the Board of Supervisors on February 13, 1989, amending the designated land use for Land Bay 9 from Residential uses (Single-family attached – up to 62 dwelling units) to Institutional and Quasi-Public Uses in conjunction with FDP 81-S-058-8.

**FDP 81-S-058-8** was approved by the Planning Commission on December 15, 1988, permitting construction of a 65,000 square foot church with a nursery school on Land Bay 9. (A copy of the approved development conditions and Final Development Plan are included as Appendix 4)

## **COMPREHENSIVE PLAN PROVISIONS** (Appendix 9)

**Plan Area:** III

**Planning District:** Bull Run

**Planning Sector:** Centreville Community Planning Sector (BR 06)

**Plan Map:** Residential, 5-8 du/ac

Residential, 1-2 du/ac

*There is no specific Plan text for this site; relevant excerpts from the Plan may be found in Appendix 9.*

## **ANALYSIS**

**Special Exception Plat** (Copy at front of staff report)

Title of SE Plat: Centreville United Methodist Church

Prepared By: Odesty, LLC

Original and Revision Dates: November 2008, as revised through April 20, 2009.

The existing church site is approved under FDP 81-S-058-8. There are no physical changes to the site under this Special Exception, and the FDP remains in full effect.

The SE Plat consists of five (5) sheets. Sheet 1 is a cover sheet and includes a depiction of the overall site with project notes; because no changes are proposed to the existing church property, the remainder of the sheets provide details for the proposed additional parcels. Sheet 2 delineates both an existing conditions plan and proposed landscape plan. Sheet 2A is a recreation plan which delineates the play areas for the existing church/nursery school. Sheet 3 is the drainage plan providing data on drainage for the project site and surrounding areas with both stormwater and outfall narratives. Sheet 4 provides photos of on-site conditions, with locations noted on a development plan key, along with photos of a typical outdoor pavilion.

Since the original application and construction of the church/nursery school, the applicant has acquired parcels 14A1 and 14A. The purpose of this Special Exception is to create a single Special Exception which governs the entire church site and permits the use of the two parcels for church related recreational purposes.

The following features are depicted on the SE Plat:

- **Buildings:** The SE Plat depicts a two-story church on the main parcel located along the north side of Old Centreville Road (no changes are proposed to this parcel). An existing one-story single family detached dwelling is proposed for removal on Parcel 14A1.
- **Ancillary Facilities:** The SE Plat delineates several proposed ancillary facilities to support the existing church and nursery school uses. These facilities include a grass volleyball court, informal t-ball field, a covered picnic pavilion, a 42x52 foot concrete pad area, informal outdoor worship area, two existing storage sheds (to be relocated) and a mulched on-site trail.
- **Access:** Access to the main church site is located along the north side of Old Centreville Road. The two parcels proposed for the ancillary facilities are accessed by an existing gravel driveway along the south side of Old Centreville Road. Access to the site is restricted by a gate located on Old Centreville Road; there will be no formal vehicular access to this portion of the site.
- **Landscaping:** Sheet 2 of the SE Plat depicts existing landscaping and proposed supplemental plantings along the eastern, western and southern property lines of parcels 14A1 and 14A, abutting existing single family detached dwelling units. Tree save areas are also noted on the SE Plat, with additional areas delineated along the eastern and southern boundaries for the purpose of planting native seedlings for future buffering purposes.

### **Land Use Analysis**

The subject parcels associated with this application are located in Land Unit D-4 of the Comprehensive Plan and are part of Centre Ridge, a 480.90 acre mixed residential and commercial development. The Comprehensive Plan provides that infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

### **Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**

There are no changes to the existing church site, and only minimal improvements to the additional parcels. The only construction proposed will be the concrete pad, open picnic pavilion and minor grading for the mulched path.

The proposed ancillary facilities consisting of a volleyball court, t-ball field, outdoor worship area, picnic pavilion, concrete pad area and mulched on-site trail are not anticipated to cause adverse impacts on the surrounding community, public facilities

and transportation systems. Stability within adjacent residential neighborhoods (consisting of single family detached dwellings) would be maintained. Adequate buffering would be provided through existing and proposed supplemental plantings.

**Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**

The proposed facilities would provide a harmonious and attractive addition to the surrounding community with low intensity uses to support the existing church and nursery school located on the main church parcel. The passive nature of the facilities and their limited use for activities related to the church and nursery school would not create undesirable visual, auditory or environmental impacts. The site proposes to maintain adequate buffering along all property lines. Access to the proposed recreational facilities would be provided solely by foot traffic, with no parking area provided on this portion of the site.

#### **Transportation Analysis (Appendix 5)**

##### **Issue: Right-of-Way Dedication**

The applicant should dedicate an additional fifteen feet of right-of-way along Centreville Road (Lot 14A) to accommodate the planned interchange at Route 28 and New Braddock Rd.

##### **Resolution:**

The SE Plat depicts a fifteen foot wide area as reservation for future right-of-way dedication along the site's Centreville Road frontage.

##### **Issue: Construction Easement**

The applicant should provide a construction easement totaling ten feet in width to accommodate the construction of the interchange.

##### **Resolution:**

The SE Plat depicts a fifteen foot wide area for construction easement purposes. The SE Plat also notes that the fifteen foot wide area for the construction easement request would also serve as an easement dedication for the future construction of a trail along the site's Centreville Road frontage.

A crosswalk initially proposed on the SE Plat has been removed pursuant to VDOT comments. No outstanding transportation issues remain.

**Environmental Analysis (Appendix 6)****Issue:** Trails

There are two trails which impact the application property; the first is an eight foot wide trail along Route 28 which is depicted on the County Trails Plan. The second trail is a ten foot wide trail asphalt trail along New Braddock Road which was proffered with the original rezoning and is depicted on the approved FDP 81-S-058-8. The applicant has proposed the dedication of a trail easement along Route 28 for the future construction of a trail connection. As this portion of the site is subject only to the SE request and the SE improvements for this portion of the site are limited to minimal improvements requiring little site disturbance, staff does not object to the trail dedication as proposed.

The trail issue relating to New Braddock Road originated with a proffered condition associated with one of the two original rezoning applications (RZ 81-S-058) for the Centre Ridge development. The original developer of Centre Ridge donated Land Bay 9 to the Centreville United Methodist Church. The trail proffer, requiring the construction of a trail along the south side of New Braddock Road was not fulfilled by the original developer; thus the responsibility for the construction of the trail passed, with the land, to the church.

As previously noted, the actual improvements proposed with the SE application for the proposed ancillary facilities are minimal and the site of these facilities is remote from the main church parcel and the location of the New Braddock Road trail. Construction of the trail will require a site plan review on a portion of the property which is not physically impacted by the proposed minor recreational uses. While the trail remains a proffered condition which is the responsibility of the applicant, staff believes that, due to the unique circumstances of this application, a deferral of the requirement to construct the trail is reasonable. Staff has proposed a development condition which would allow the applicant to escrow a contribution towards the construction of the trail prior to the issuance of a Non-Rup for the proposed recreational facilities. At such time as the applicant requests any additional intensification of the uses on this site, the construction of the trail will be required, and the escrowed funds may be applied towards the cost.

**Park Authority Analysis (Appendix 7)****Issue:** Archeological Survey

An archival review of the site was conducted, indicating the relative undisturbed nature of parcels 14A1 and 14A, and the high potential for Civil War related archeological features due to the site's location in the Centreville Area. A request for a Phase I archeological survey of parcels 14A1 and 14A has been requested, using a scope of work provided by the Park Authority.

**Resolution:**

Based on the limited ground disturbances associated with the proposed ancillary facilities, staff has proposed a development condition requiring the applicant to conduct

a Phase I archeological survey within the general vicinity of any facility requiring grading and/or excavation work to be conducted as approved by CRMPS.

## ZONING ORDINANCE PROVISIONS (Appendix 8)

Bulk Standards (R-1)		
Standard	Required	Provided
Lot Size	36,000 sq. feet	3.11 acres *
Lot Width	150 feet	581.65 feet*
Building Height	60 feet	12 feet*
Front Yard	40 feet	40 feet*
Side Yard	20 feet	39 feet, 34 feet*
Rear Yard	25 feet	115 feet*
FAR	0.15	0.006 (existing)*

\* The bulk standards provided above apply only to the parcels (65-1 ((1)) 14A1 and 14A, proposed for additional facilities to support the church and nursery school uses of the Centreville United Methodist Church, as no changes are proposed to the existing church property on Parcel 65-1 ((5)) J1, which is zoned to the PDH-12 District..

### ***Waiver/Modification:***

- *Modification of transitional screening requirement*

A modification to the transitional screening requirement has been requested along the southern, western and eastern boundaries with this application to allow existing vegetation and proposed supplemental vegetation as depicted on the SE Plat to be utilized for screening purposes. The proposed additional facilities associated with the existing Centreville United Methodist Church abut single family detached dwelling units along the eastern and western property lines. The southern property line is located across Route 28 from a vacant parcel zoned R-1, and single family detached/attached dwellings zoned R-3 and PDH-3. The Zoning Ordinance, pursuant to Section 13-302, requires Transitional Screening #1 to buffer the surrounding single family detached dwellings from the additional church facilities (consisting of a covered picnic pavilion, informal t-ball field, grass volleyball court, informal outdoor worship area, mulched internal trail system and a paved area adjoining the picnic pavilion.)

Transitional Screening #1 requires an unbroken strip of open space totaling a minimum of twenty-five feet in width with large evergreen trees totaling forty feet or greater in height for every ten linear feet and medium evergreen trees totaling twenty to forty feet in height for every five linear feet.

The SE Plat delineates mature landscaping located along the southern, western and eastern boundaries, as well as supplemental plantings that are proposed specifically

along the western and southern property boundaries. Staff does not object to the use of existing and proposed supplemental landscaping as a means to provide a sufficient area of buffering along the specified property boundaries, which should meet or exceed the intent of Transitional Screening #1.

• *Modification and Waivers of the barrier requirement*

A modification to the barrier requirement has been requested along the western boundary with this application to allow existing and proposed supplemental landscaping to be utilized for screening purposes. The proposed additional facilities associated with the existing Centreville United Methodist Church abut single family detached dwelling units along the western property line. A waiver to the southern and eastern boundaries has been requested with this application to allow existing and proposed supplemental landscaping to be utilized for screening purposes. The southern boundary abuts Rte 28 and is located across the thoroughfare from single family detached/attached dwellings zoned R-3 and PDH-3. The Zoning Ordinance pursuant to Section 13-303, requires Types D, E or F barriers in addition to the transitional screening requirements.

A Type D barrier consists of a forty-two to forty-eight inch high chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs. A Type E barrier consists of a six foot wall; brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. The Type F barrier is similar to the Type E barrier, but would consist of a six foot high solid wood or otherwise architecturally solid fence.

The barrier requirement without the requested modification and waivers would result in the placement of fencing along the eastern, western and southern property lines, resulting in the displacement of existing mature vegetation for buffering purposes. The mix of mature vegetation along with proposed supplemental plantings ensure an adequate barrier along each of the affected property lines. In an effort to further mitigate any impacts of the proposed facilities, the applicant has proposed extending an existing fence located along the western boundary an additional 135 feet further to the north to better buffer the single family detached dwellings from the proposed picnic pavilion and play areas. A future solid wood sound barrier is also proposed to protect and screen the outdoor worship area along a section of the southern boundary abutting Route 28.

A development condition has been proposed that requires the existing vegetation to be maintained in good condition and replaced as necessary to ensure adequate screening throughout the life of the special exception. Staff does not object to the waiver of the barrier requirement along the eastern and southern boundaries, or the modification of the barrier requirement along the western boundary based upon the presence of mature on-site vegetation, the addition of supplemental plantings, the extension of the existing fence along the western property line, and the addition of a solid wood barrier along a portion of the southern boundary as depicted on the SE plat.

**Other Zoning Ordinance Requirements:****Special Exception Requirements (Appendix 8)**General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there is a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. As discussed in the land use analysis, staff believes these standards have been addressed.

Standards for all Category 3 Uses (Sect. 9-304 )

The Category 3 Standards require that the proposed development meet lot size requirements and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards. The existing church and nursery school were reviewed in accordance with these standards with the approved FDP; there are no changes to either the church or nursery school use, which remain subject to FDP 81-S-058-8. As the addition of the adjacent two parcels proposed for accessory recreational uses will not increase the impact of these uses, Staff has not performed an additional review of the Additional Standards.

**Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions.

**CONCLUSIONS AND RECOMMENDATIONS****Staff Conclusions**

Based upon the above analysis and with the adoption of the proposed development conditions, staff finds the proposal for a church & nursery school and associated recreational facilities to be in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

**Recommendations**

Staff recommends approval of SE 2009-SU-002, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement along the southern, western and eastern boundaries in favor of existing vegetation and as depicted on the SE Plat.

Staff recommends approval of a modification of the barrier requirement along the western boundary in favor of that depicted on the SE Plat and as conditioned.

Staff recommends approval of a waiver of the barrier requirement along the southern and eastern boundaries in favor of that depicted on the SE plat and as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Proffered Conditions for RZ 81-S-058/Development Conditions for FDP 81-S-058-8
5. Transportation Analysis
6. Environmental Analysis
7. Park Authority Analysis
8. Zoning Ordinance Provisions Checklist
9. Comprehensive Plan Citations
10. Glossary

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2009-SU-002

April 29, 2009

If it is the intent of the Board of Supervisors to approve SE 2009-SU-002 located at 65-1 ((5)) J1, 65-1 ((1)) 14A1 and 14A for an existing church and nursery school to permit additional church facilities, pursuant to Sect. 3-104 and 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Centreville United Methodist Church", prepared by Odesty LLC and dated November 2008, as revised through April 20, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Improvements depicted on Parcels 14A and 14A1 may be phased, as long as all the improvements required by the development conditions are provided with the first phase.

4. The Applicant shall record a public access easement, in a form reviewed and approved by the Fairfax County Attorney's Office, over the trail easement as shown on the Special Exception Plat. The easement shall be recorded among the Fairfax County land records prior to issuance of a Non-RUP.
5. All re-vegetation and supplemental plantings shall meet PFM standards, as determined by UFM. All existing and proposed vegetation on the property is to be maintained in good condition and replaced as necessary to maintain an effective vegetative screen equivalent, at a minimum, to a Transitional Screening I, and tree cover/canopy requirements as determined by UFM.
6. Hours of operation for the proposed accessory recreational facilities shall be limited to daylight hours; no lighting of the portion of the site south of Old Centreville Road shall be permitted.
7. Prior to the issuance of a Non-Residential Use Permit (Non-RUP), a contribution in the amount of \$10,000 shall be escrowed for the purpose of trail construction along the frontage of the project site on the south side of New Braddock Road, if not previously constructed by others. If said trail is constructed by others, the contribution shall be used for trail needs in the Sully District.

8. In the event that a grading plan is required for the construction of any of the improvements depicted on the SE Plat, a Phase I archeological survey shall be conducted within the general vicinity as determined in consultation with CRMPS for each improvement. All findings and results of any Phase I archeological survey shall be presented and approved by CRMPS prior to the commencement of any grading or excavation work.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted for the purpose of this SE, the use shall be considered established upon issuance of a Non RUP for the first of any of the facilities depicted on the SE plat on Parcels 14A and 14A1. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: April 10, 2008  
 (enter date affidavit is notarized)

I, Alan Felumlee, Senior Pastor, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                               applicant's authorized agent listed in Par. 1(a) below            103700a

in Application No.(s): SE 2009-SU-002  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)**

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Trustees of Centreville United Methodist Church	6400 Old Centreville Road, Centreville, VA 20121	Applicant / Title Owner
Karen Baer	14220 Brenham Drive, Centreville, VA 20121	Trustee
Dana Brown	19375 Cypress Ridge Terr.#412, Leesburg, VA 20176	Trustee
Rich Damers	15313 Jordans Journey Drive, Centreville, VA 20120	Trustee
Laurie Dzierzynski	13535 Heathrow Lane, Centreville, VA 20120	Trustee
Russell Luehrsen	6106 Union Village Drive, Clifton, VA 20124	Trustee
Karen Sancho-Bonet	5607 Cavalier Woods Lane, Clifton, VA 20124	Trustee
Martha Schoonmaker	15053 White Post Court, Centreville, VA 20121	Trustee
Steve Shaiko	6492 Gristmill Square Lane, Centreville, VA 20120	Trustee
Andrew Shirley	14710 Cranoke Street, Centreville, VA 20120	Trustee
Centreville Day School	6400 Old Centreville Road, Centreville, VA 20121	Co-Applicant
Alan R. Felumlee	6400 Old Centreville Road, Centreville, VA 20121	Agent for Applicant/Title Owner
Odesty, LLC	6941 Confederate Ridge Ln, Centreville, VA 20121	Agent for Applicant/Title Owner
Laura F. Miller	6941 Confederate Ridge Ln, Centreville, VA 20121	Agent for Applicant/Title Owner

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
 \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 10, 2008
(enter date affidavit is notarized)

103700 a

for Application No. (s): SE 2009-SU-002
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Odesty, LLC
6941 Confederate Ridge Lane
Centreville, VA 20121
(703) 507-1227

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Laura F. Miller, P.E., LEED AP
Owner & Sole Member

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 10, 2008
(enter date affidavit is notarized)

103700a

for Application No. (s): SE 2009-SU-002
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
N/A

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)
N/A

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 10, 2008  
(enter date affidavit is notarized)

103700a

for Application No. (s): SE 2009-SU-002  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: April 10, 2008  
(enter date affidavit is notarized)

103700a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

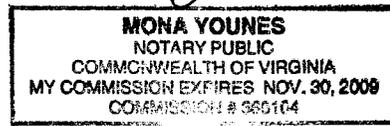
(check one) Alan Felumlee [ ] Applicant's Authorized Agent  
[x] Applicant

Alan Felumlee, Senior Pastor  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10 day of April 2009, in the State/Comm. of VA FAIRFAX, County/City of VA.

[Signature]  
Notary Public

My commission expires: Nov. 30, 2009



SPECIAL EXCEPTION STATEMENT OF JUSTIFICATION  
CENTREVILLE DAY SCHOOL AND  
CENTREVILLE UNITED METHODIST CHURCH

November 25, 2008  
Revised: February 2, 2009  
Revised: April 20, 2009

The following statement of justification is submitted in support of the Special Exception Application for the Centreville Day School to establish recreational use on property owned by Centreville United Methodist Church.

A. Type of Operation

Nursery School and Church

B. Hours of Operation

The Church office is open Monday through Friday from 9am to 4pm.

Worship services and Sunday school are held concurrently between 8:15am and 12:15pm on Sundays

The nursery school operates during the school year with an AM session from 9:00-11:45 and a PM session from 12:30-3:15.

C. Estimated number of patrons / pupils / etc.

Current church membership is 3,100. Enrollment of the nursery school is the equivalent of 90 full-time students.

D. Proposed number of employees / teachers / etc.

The church employs 21 staff members, which includes three pastors  
The nursery school employs 19 teachers and 2 administrators

E. Estimate of the traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

The proposed use is not expected to have an impact on traffic. The church currently holds meetings and events within the church building that, during good weather, may be held outside at the recreation parcel. Users will continue to arrive and park at the church building just as they currently do. The fields and trail will be used by nursery school students during regular school hours, which will not result in additional traffic.

Old Centreville Road is currently a dead end, serving the church property, a private residence, a private school, and a VDOT Park and Ride lot that is used by commuters during the week, and overflow parking for the church on Sundays by agreement. Traffic using Old Centreville Road is mainly during morning and evening rush hour with people commuting or dropping off their children at the private school. Traffic during the day, when the nursery school students would be crossing the road, is very light.

F. Vicinity or general area to be served by the use

Centreville Day School (CDS) and Centreville United Methodist Church (CUMC) serve southwestern Fairfax County, primarily in Centreville and Chantilly, and eastern portions of Prince William County.

G. Description of building façade and architecture of proposed new building or additions

The existing church building is masonry with metal roof. The property that will be developed under this action proposes construction of an open, timber pavilion with shingle roof that will cover six picnic tables. Pictures of representative pavilions are included in the application drawings.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.

There are no known hazardous or toxic substances on the property in question, nor does the use proposed by this application include any use that would generate, utilize, store, treat or dispose of any hazardous or toxic substance or propose or require any storage tank or container for such substances.

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

**Background** – The property upon which the recreational use is proposed is located across Old Centreville Road from the church site. The property was originally purchased by the church in 2001 as a risk mitigation for the anticipated loss of the joint VDOT/CUMC parking lot at the end of Old Centreville Road. For a time, VDOT had proposed a grade separated interchange at Route 28 and New Braddock Road, which would have required removal of the parking lot. When the properties across the street from the church became available, CUMC purchased the lots with the intent of reconstructing the parking lot when it would be lost to construction of the interchange. Since then, VDOT has determined that it will not construct the interchange. As such, the existing parking lot can remain and the property can be used to enrich the mission of the nursery school and church.

**Zoning** – The use proposed by this application is a Category 3 Special Exception Use for Church with Nursery School. The playgrounds, athletic fields and related uses, are permitted as accessory uses to the Church & Nursery School uses. This application proposes a t-ball field, an open play area, a grass area for volleyball, an open pavilion to

cover picnic tables on a mulch surface, a concrete pad for multi-purpose use, and a mulch trail that will encircle the site and wrap around a natural area that will be used for outdoor worship. The proposed improvements will be private for use by Centreville Day School and Centreville United Methodist Church parishioners and their families. The property is currently zoned R-1 and the proposed development respects the required setbacks for R-1 development.

**Parking** – Parking has been provided in accordance with the Zoning Ordinance and the previously approved Final Development Plan. The governing use for calculation of parking requirements is during worship service. At that time, one space is required for every four seats. The sanctuary contains 595 seats, resulting in the requirement for 149 parking spaces, although the approved FDP requires 160 spaces. In addition, 0.16 spaces are required per student of the Nursery School, equivalent to an additional 24 spaces for a total of 184 spaces. There are currently 201 spaces provided on the church parcel. In addition, CUMC has permission from VDOT to use the adjacent spaces within the commuter parking lot, which total approximately 146 spaces.

**Trails** – The Countywide Trails Plan requires construction of a major (8' wide) paved trail along Route 28. A waiver of the requirement to construct this trail is requested with this application. See Waivers & Modifications, Item I.a.

In addition, the development conditions associated with Centre Ridge required the construction of an 8' wide paved trail along the south side of eastbound New Braddock Road by the developer of Centre Ridge. A waiver of the requirement to construction this trail is also requested with this application. See Waivers & Modifications, Item I.b.

**Street lights** – Street lights exist along Old Centreville Road, New Braddock Road, and Route 28, surrounding the site.

**Landscaping** – Existing extensive vegetation will be preserved in areas indicated on the plan. This application proposes transitional screening along the northern portion of the shared property line with Old Mill Estates and future planting to serve as a noise buffer for the outdoor worship area. Modifications of the requirements to provide transitional screening yards are requested with this application. See Waivers & Modifications, Item I.c.

**Sewer and water** – No utilities exist on this parcel, nor are they required for this use. Users of the property will be nursery school students, church members or guests, who will use the church facility across Old Centreville Road.

**Adequate drainage** – There is adequate drainage from the site within an existing system of closed conduits and open channels. In accordance with requirements, an outfall analysis has been completed and is included with the plans that accompany this application.

**Adequate erosion and sediment control** – Adequate provisions for erosion and sediment control will be provided during construction of the improvements.

**Waivers & Modifications** – The following waivers and modifications are requested with this application:

- a. Waiver of requirement to construct a trail along Route 28. The Countywide Trails Map requires a Major Paved Trail along the west side of Route 28. CDS and CUMC propose to grant an easement for future construction of the trail with this application. The proposed project is minor in nature and the cost of the paved trail along Route 28 would effectively squash Centreville Day School and CUMCs' ability to construct the recreational improvements for its' parishioners. CUMC hopes to purchase both the DeBell property and the Montessori school at a future date, and expects at that time to consider major improvements to create a church campus. At that time, the trail along Route 28 would be more appropriately completed.
- b. Waiver of the requirement to construct a trail along the south side of eastbound New Braddock Road. This trail was a required improvement with the development conditions for Centre Ridge. In the 1990s, when the project was developed, construction of the trail was not completed and was overlooked before the developers bond was released. In 2006, during the completion of the master planned improvements for the church property, CUMC requested and received a waiver of the requirement to construct this trail. A similar waiver is requested with this application.
- c. Modification of the requirement to provide barriers and transitional screening along the property lines in favor of a combination of preservation of the existing vegetation and additional plantings as shown on the plan that accompanies this application.

North (Along Old Centreville Road) – There is significant existing vegetation along the northern property line except at the existing driveway. A modification to the transitional screening and barrier requirements is requested in favor of the vegetation and plantings shown on the plan.

East (Along the DeBell property) – There is significant existing vegetation on both the CUMC property and on the DeBell property that effectively screens the DeBell house from the CUMC property. A modification of the requirement to provide a transitional screening yard and barrier is requested in this area in favor of the existing vegetation.

South (Along Route 28) - No development is proposed within 40 feet of the southerly property line. All existing vegetation will remain in this area. Landscaping is proposed as noise mitigation south of the outdoor worship area. In addition, the plan proposes re-vegetation of the open areas with seedlings at the rate of 300 per acre.

West – (Along the Old Mill Estates neighborhood) - Church representatives met and discussed this project with representatives of the Homeowners Association (HOA). In accordance with the wishes of the HOA, this plan proposes to extend a wooden fence to screen the neighborhood from the church property. In addition, this application proposes to plant a transitional screening yard in accordance with county requirements along the northern portion of the shared property line. At the request of the HOA, all large shade trees along the shared property line will be preserved. A modification to the transitional screening and barrier requirements is requested in favor of the existing vegetation and plantings shown on the plan.



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

4100 CHAIN BRIDGE ROAD  
 FAIRFAX, VIRGINIA 22030



January 15, 1987

E. A. Prichard, Esquire  
 Boothe, Prichard and Dudley  
 8280 Greensboro Drive - Suite 900  
 McLean, Virginia 22102

Re: Rezoning Application  
 Number RZ 81-S-058  
 (Concurrent with RZ 86-S-096)

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 15, 1986, granting, as proffered, Rezoning Application RZ 81-S-058 in the name of The Pomeroy Companies, Incorporated, to rezone certain property in the Springfield District from the R-1 District to the PDH-12, PDC and PDH-20 Districts on subject parcels 65-1 ((1)) pt. 1, 3 and pt. 7 consisting of approximately 303.17 acres.

The Board also directed that the Director of the Department of Environmental Management waive the service drive requirement and the 600-foot private street length requirement.

Very truly yours,

*Ethel W. Register, CMC*

Ethel W. Register, CMC, Agency Director  
 Office of The Clerk to the Board

EWR:ns

cc: Lurty C. Houff Jr.  
 Real Estate Division  
 Gilbert R. Knowlton, Deputy  
 Zoning Administrator  
 ✓ Barbara A. Byron, Director  
 Zoning Evaluation Division  
 Fred R. Beales, Supervisor  
 Base Property Mapping/Overlay

THE POMEROY COMPANIES (INC.)  
HAZEL-PETERSON COMPANIES, INC.  
CENTRE RIDGE  
REZONING CASE NOS. 81-S-058 AND 86-S-096

TAX MAP PARCELS 65-1-((1))-Pt. 1, 3, and Pt. 7  
FOR CASE NO. 81-S-058

TAX MAP PARCELS 65-1-((1))- Pt. 1, 5, Pt. 7, and 17  
FOR CASE NO. 86-S-096

PROFFER STATEMENT

Revised 12/11/86

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950 as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County, the property owners and the applicants, for themselves and their successors or assigns (hereinafter collectively referred to as the "Applicant") proffer that the development of the parcels under consideration and shown on Fairfax County Tax Map as Tax Map References 65-1-((1))-Pt. 1, 3, and Pt. 7 for Case No. 81-S-058 and 65-1-((1))- Pt. 1, 5, Pt. 7, and 17 for Case No. 86-S-096, hereinafter collectively referred to as the "Property," will be in accordance with the following terms and conditions, if and only if, the Rezoning Application Nos. 81-S-058 and 86-S-096 are granted as applied for. In the event that said rezoning requests are denied or not granted as applied for, these proffers shall immediately be null and void and of no further force and effect. These proffered conditions supersede all previous proffers proposed for the Property. The proffered conditions are as follows:

General

1. The Property as delineated in Case No. 81-S-058 will be developed in accordance with the Conceptual Development Plan, as revised through November 13, 1986, and as delineated in Case No. 86-S-096 will be developed in accordance with the Conceptual Development Plan, as revised through November 24, 1986, provided, however, that reasonable modifications may be permitted when necessitated by sound engineering or architectural practices, or that may become necessary as part of the final site engineering and final architectural design provided that all modifications shall be in substantial conformance with the Conceptual and Final Development Plans.

## Transportation

1. The Applicant will dedicate a right-of-way to thirty-six (36) feet from the center line of the proposed Route 28 southbound lanes (as shown on current VDH&T plans) and construct a third southbound lane along the Property's Route 28 frontage.
2. The Applicant will dedicate the right-of-way needed for a future diamond interchange at Route 28 and Braddock Road Extended, as determined by VDH&T, similar to the right-of-way area depicted on the Conceptual Development Plan for Case No. 81-S-058, and on the plan entitled "Braddock Road Extension Preliminary Plan" by Dewberry & Davis dated October, 1986.
3. The Applicant will design and construct St. Germaine Drive as a four-lane undivided roadway, across the Property's frontage to match the section to be built as the West Collector Road.
4. Within 90 days after zoning approval, the Applicant will let a contract for the design of Braddock Road Extended from Route 28 to existing Union Mill Road as a four-lane divided road to be built on right-of-way made available by others in accordance with sound engineering practice.
5. The Applicant will construct at Applicant's expense two lanes of the ultimate four-lane divided Braddock Road Extended from Route 28 to existing Union Mill Road, to include four-lane divided sections and transition lanes back to two lanes at both Route 28 and existing Union Mill Road on right-of-way made available by others, except as provided in Proffer 6 below, in accordance with sound engineering practice.
6. Applicant acknowledges that right-of-way is not presently available to extend Braddock Road Extended between Route 28 and Old Centreville Road. Approximately 250 feet of right-of-way and 120 feet in width is required to permit construction of an at-grade intersection between Route 28 and Braddock Road Extended (hereinafter "the right-of-way"). In the event the right-of-way does not become available by dedication or purchase by Virginia Department of Highways prior to the commencement of construction of Braddock Road Extended, Applicant will endeavor to obtain the right-of-way by purchase. If Applicant is unable to purchase the right-of-way Applicant will pay the cost of condemnation provided Fairfax County will promptly condemn the same.
7. In the event that on or before the Applicant begins construction of Braddock Road Extended funds are made available from others to pay for the remaining two lanes, the Applicant will construct a four-lane divided roadway.

8. The Applicant will build Braddock Road Extended as a four-lane divided road, from Route 28 to the first intersection west of the elementary school site.

9. The Applicant will dedicate 90 feet of right-of-way for Braddock Road Extended from Centre Ridge Drive to I-66 and will dedicate 110 feet of right-of-way, from Centre Ridge Drive to Route 28 as shown on the two Conceptual Development Plans.

10. The Applicant agrees for itself and for any purchaser of its residentially zoned land (to be enforced by contract requirements) that full disclosure of all planned transportation improvements affecting the Property will be made to all prospective residents. The Applicant will also cause all initial home purchasers south of Newgate Forest to be informed of the existence of the firing ranges on the Isaac Walton League property.

11. The Applicant will cooperate with the Fairfax County ride sharing program by notifying residents of said program on a regular basis via newsletters, signage, or other similar means.

12. Subject to VDH&T approval, the Applicant will construct right-in and right-out entrances from Land Bay 10 to Route 28, and from Land Bay 10 to Braddock Road Extended, and will maintain the entrances until such time as a grade-separated interchange is constructed at Route 28 and Braddock Road Extended. Upon construction of such an interchange, the Applicant agrees to remove the right-in and right-out access points at the Applicant's expense, if so directed by VDH&T.

13. All road construction shall be in accordance with VDH&T and Fairfax County standards.

#### Phasing

1. The Centre Ridge project shall be occupied over a span of years and in no event shall the occupancy exceed 600 dwelling units per year on a cumulative basis, beginning in 1987.

2. Prior to issuance of a residential use permit for the 600th dwelling unit, the Applicant will complete the design of Braddock Road Extended.

3. Prior to issuance of a residential use permit for the 1,200th dwelling unit, the Applicant will construct a third southbound lane on Route 28 pursuant to Transportation Proffer 1.

4. Prior to issuance of a residential use permit for the 1,200th dwelling unit, the Applicant will complete Centre Ridge Drive from Route 29 to Braddock Road Extended and Braddock

Road Extended from Route 28 to Centre Ridge Drive as four-lane divided roadways.

5. Prior to issuance of a residential use permit for the 2,400th dwelling unit, the Applicant will complete the construction of Braddock Road Extended in accordance with Transportation Proffer 5.

6. All of the aforesaid construction and phasing are in anticipation of contributions by other developers toward transportation improvements in the Centreville area and the timely receipt of all appropriate and necessary governmental approvals and the timely availability of all necessary rights-of-way.

7. Braddock Road Extended shall be put in service along the elementary school site frontage prior to the opening of the elementary school in Land Bay 12.

#### Land Use

1. St. Germaine Drive and Machen Drive will be closed to all construction traffic from the project until such time as Centre Ridge Drive is open to Route 29 or an entrance to Route 28 has been opened. The Route 28 construction entrance or the Centre Ridge Drive construction entrance shall be signed as the Main Construction Entrance.

2. St. Germaine Drive at the southern edge of Newgate Forest will remain closed to all traffic until occupancy of the first units in Land Bay 12. Thereafter, construction traffic will be prohibited by signage through Newgate Forest.

3. The uses to be contained in the PDC portion of the Property shall not exceed 200,000 square feet and will be a mixture of retail and office uses and may include other principal and secondary uses permitted by the Zoning Ordinance except as limited in Land Use Proffer 5.

4. Land Bay 7 will be developed as single family detached residences (up to 44 dwelling units). Each dwelling unit will have a floor area of at least 1,700 square feet.

5. The Applicant reserves the right to present those secondary uses permitted by Section 6-103 and 6-203 of the Zoning Ordinance during the processing of final development plan approval in any land bay except Land Bays 4, 5, 6, 7, 8A or 12. The following uses shall not be applied for or developed on the Property: billiard and pool halls, bowling alleys, miniature golf courses, golf driving ranges, riding stables, veterinary hospitals, dormitories, fraternities, residence halls, bus stations, helistops or heliports.

6. The Applicant will provide a strip of land fifty feet (50') in width between the residential lots in the Newgate Forest subdivision and Land Bays 7 and 12 ("the strip"). The strip will be subject to a covenant running with the land which will require the preservation of healthy trees six inches or greater diameter at breast height and which will prevent the construction of buildings or structures except line fences within the strip. One-half of the strip (twenty-five feet) will be conveyed to the owners of adjacent residential lots in Newgate Forest and the remaining one-half will be included within lots subdivided from Land Bays 7 and 12. The part of the strip to be conveyed to lot owners in Newgate Forest will be divided by extending lot lines across the strip at a 90 degree angle from the corners of lots in Newgate Forest. In the event any lot owner in Newgate Forest declines to accept the conveyance of the part of the strip adjacent to his lot that part of the strip will be conveyed to an adjacent lot owner in Newgate Forest and in the event no lot owner in Newgate Forest is willing to accept that part of the strip it will be included in a lot in Land Bay 7 or 12, as the case may be. The covenant will be disclosed to prospective purchasers of lots in Land Bays 7 and 12.

7. The total number of dwelling units to be constructed on the Property shall not exceed 3,350 units.

8. At least ten percent (10%) of the multi-family rental units developed in Land Bays 1, 2, 3, 4, 5, and 11 will be offered at rental rates affordable by households with incomes of eighty percent (80%) of the Washington, D.C. SMA median household income, as published and adjusted periodically by the U.S. Department of Housing and Urban Development, for a minimum period of twelve (12) years from date of zoning approval.

### Environment

1. All detention ponds and storm water management facilities constructed on the Property and/or associated with the development of the project shall be Best Management Practices (BMP) facilities in accordance with the County's written criteria for such facilities.

2. The Applicant will preserve environmental quality corridors and steep slopes bordering the same as undisturbed open space except for areas where storm water detention ponds are needed where streets, utility lines and walkways cross such corridors, and where recreational facilities are proposed, all subject to DEM approval.

3. The following noise attenuation measures shall be provided:

a. In areas located within 300 feet of the center line of Interstate Route 66 that experience noise levels of 70-75

dBA Ldn, the Applicant will construct the proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

(1) Construction materials and techniques known to have physical properties or characteristics suitable to achieve a Sound Transmission Classification (STC) of 45 for exterior walls; and

(2) Windows either double-glazed or fitted with storm windows.

b. In areas located within 640 feet of the center line of Interstate Route 66 that experience noise levels of 65-70 dBA Ldn, the Applicant shall construct the proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

(1) Construction materials and techniques known to have physical properties or characteristics suitable to achieve an STC of 29 for exterior walls; and

(2) Windows shall be either double-glazed or fitted with storm windows.

c. In the alternative, the Applicant may have a refined acoustical analysis performed in coordination with the County Planning Staff to determine which units/buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above subject to approval by the Department of Environmental Management.

4. The Applicant will apply for a sewer service area extension to include the portion of the Property and the portion of the existing Newgate Forest Community not currently in an approved sewer service area.

#### Site Design

1. A trail system will be provided as shown on the two submitted Conceptual Development Plans that will link the residential, recreational and retail areas, subject to DEM approval.

2. The Applicant will construct a walkway across the frontage of the site on St. Germaine Drive from Newgate Forest to the beginning of the trail system that is shown on the Conceptual Development Plan.

3. A signage system shall be developed that will be of quality design and theme.

4. The Applicant will build a landscaped earthen berm and a four to six foot fence along the Meadows of Newgate border at Land Bay 3 within the 25 foot transitional screen area, subject to County Arborist approval.

5. The Applicant will build a landscaped earthen berm within the 25 foot transitional screen area along the Property's border at the south side of Land Bay 8A as shown on the final development plan for Land Bay 8A subject to County Arborist approval.

6. The Applicant will construct on its Property within Land Bay 3 twenty (20) parking spaces as an extension of Golden Oak Court and will convey said parking area to the Meadows of Newgate Homeowners Association, or a similar entity. Maintenance of such parking area shall be the responsibility of the Meadows of Newgate Homeowners Association.

7. The construction of the St. Germaine Drive-West Collector Drive intersection shown on the Final Development Plan for Land Bay 7 shall not be completed until roadways are in service from the West Collector Drive to Route 28 or Route 29.

8. The Applicant agrees to comply with all applicable County ordinances regarding signs.

#### Public and Community Facilities

1. The Applicant will dedicate to the Fairfax County Park Authority approximately 41 acres of land for public park use as shown on the two Conceptual Development Plans. Open space, as shown on the CDP's and the FDP's, that is not dedicated to the Park Authority, shall be dedicated to the applicable homeowners associations and property management companies for open space purposes. In the area to be dedicated for park purposes adjacent to the proposed bridge crossing of Braddock Road Extended at I-66, the dedication shall be subject to temporary grading and construction easements necessary for the construction of Braddock Road Extended bridge over I-66.

2. The Applicant will construct one soccer field and one softball field on the proposed public park in Land Bay 6.

3. The Applicant shall provide, at Applicant's expense, at a minimum, the following private recreational facilities:

- a. 6 tot lots
- b. 6 multi-purpose courts/volleyball courts
- c. 8 tennis courts
- d. 6 swimming pools
- e. 2 indoor recreation rooms

4. The Applicant will dedicate a 13.9 acre elementary school site in the location shown on the Conceptual Development Plan for Case No. 86-S-096. If acceptable to the Fairfax County School Board, the deed will contain a covenant preventing the erection of flood lights on athletic fields. Also, the Applicant agrees for itself and any purchasers of residentially zoned land (to be enforced by contract requirements) that the location of the school site will be disclosed to all prospective residents.

5. Residents of Newgate Forest will be permitted to join the recreation association serving Land Bay 8 and those residents who join will have access to the recreational facilities serving the association. The cost of membership, including initiation and monthly fees, for Newgate Forest residents will be the same as that charged home builders and residents in Centre Ridge.

6. The Applicant will erect an interpretive sign to mark the site of the Civil War military railroad terminus and will maintain the immediate area as open space, as shown on the Conceptual Development Plan For Case No. 86-S-096.

7. Immediately after approval of the two rezoning applications, the County Archeologist will have a period of six (6) months to survey and explore the Property for the purpose of locating and removing fossils and artifacts.

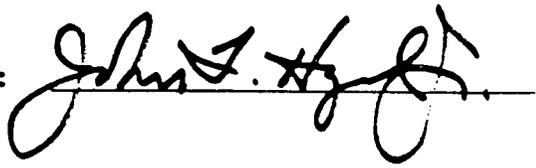
Applicant/Property Owner

THE POMEROY COMPANIES, (INC.)

By: 

Applicant

HAZEL-PETERSON COMPANIES, INC.

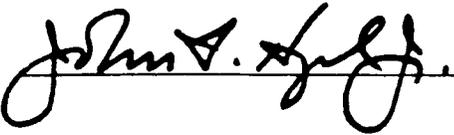
By: 

Property Owners

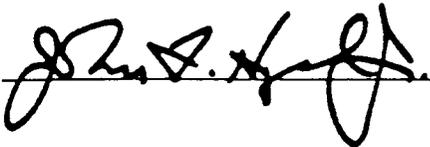
CENTRE RIDGE DEVELOPMENT  
COMPANY

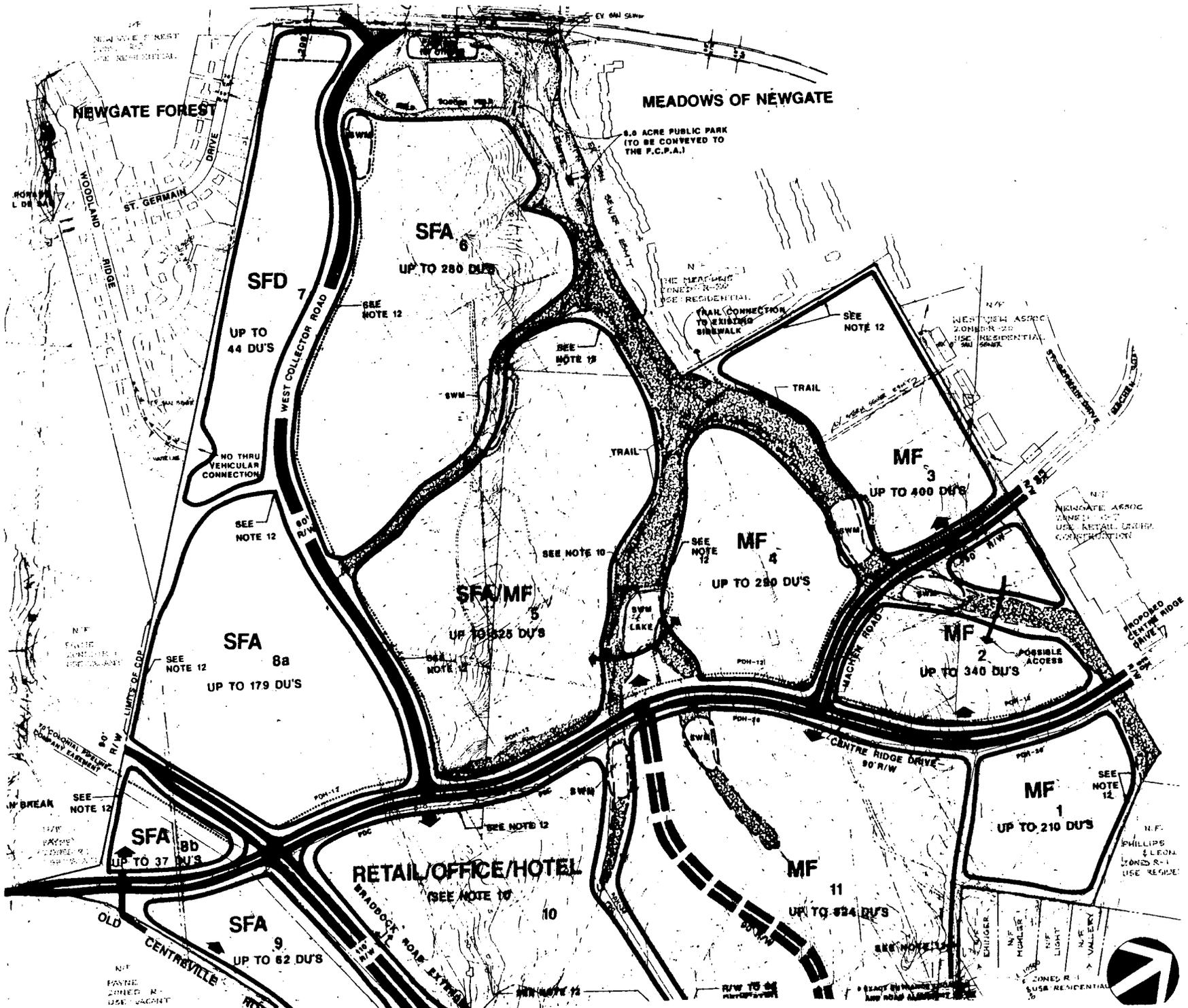
By:  \_\_\_\_\_

BURKE INVESTMENT ASSOCIATES

By:  \_\_\_\_\_

MASON ASSOCIATES

By:  \_\_\_\_\_



NEWGATE FOREST

MEADOWS OF NEWGATE

9.0 ACRE PUBLIC PARK  
(TO BE CONVEYED TO  
THE F.C.P.A.)

SFA 6

UP TO 280 DU'S

SFD 7

UP TO 44 DU'S

MF 3

UP TO 400 DU'S

MF 4

UP TO 280 DU'S

SFA/MF 5

UP TO 225 DU'S

MF 2

UP TO 340 DU'S

SFA 8a

UP TO 179 DU'S

SFA 8b

UP TO 37 DU'S

RETAIL/OFFICE/HOTEL

(SEE NOTE 10)

MF 11

UP TO 334 DU'S

MF 1

UP TO 210 DU'S

SFA 9

UP TO 62 DU'S





COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**  
4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



March 3, 1989

Edgar A. Prichard, Esquire  
McGuire, Woods, Battle and Boothe  
8280 Greensboro Drive - Suite 900  
McLean, Virginia 22102

Re: Rezoning Application  
Number RZ 88-S-083  
(Concurrent with PCA 86-S-096  
and PCA/CDPA 81-S-058)

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 13, 1989, granting, as proffered, Rezoning Application RZ 88-S-083 in the name of Burke Investment Associates and Mason Associates, to rezone certain property in the Springfield District from the PDH-12 District and Water Supply Protection Overlay District to the PDH-20 District and Water Supply Protection Overlay District, subject to the executed proffers dated December 15, 1988, on subject parcels 65-1 ((1)) Pt. 3A consisting of approximately 18.69 acres.

The Board approved Proffered Condition Amendment/Conceptual Development Plan Amendment Application PCA/CDPA 81-S-058 subject to the executed proffers dated December 15, 1988; the Planning Commission having previously approved Final Development Plans FDP 81-S-058-8, FDP 81-S-058-9 and FDP 81-S-058-10 on December 15, 1988.

March 3, 1989

In addition, the Board directed that the Director of the Department of Environmental Management be instructed to waive the service drive requirements along Centreville Road in conjunction with Proffered Condition Amendment/Conceptual Development Plan Amendment Application PCA/CDPA 81-S-058.

Sincerely,



Theodore Austell, III  
Clerk to the Board of Supervisors (Acting)

TAIII:ns

cc: Joseph T. Hix  
Real Estate Division, Assessments  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
Barbara A. Byron, Director  
Zoning Evaluation Division  
Fred R. Beales, Supervisor  
Base Property Mapping/Overlay  
Robert Moore, Transportation Planning Division,  
Office of Transportation  
Kathy Ichter, Transportation Road Bond Division,  
Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer  
Virginia Department of Transportation  
Richard Jones, Manager, Land Acquisition & Planning Division  
Fairfax County Park Authority

## PROPOSED DEVELOPMENT CONDITIONS

December 14, 1988  
Revised January 6, 1989

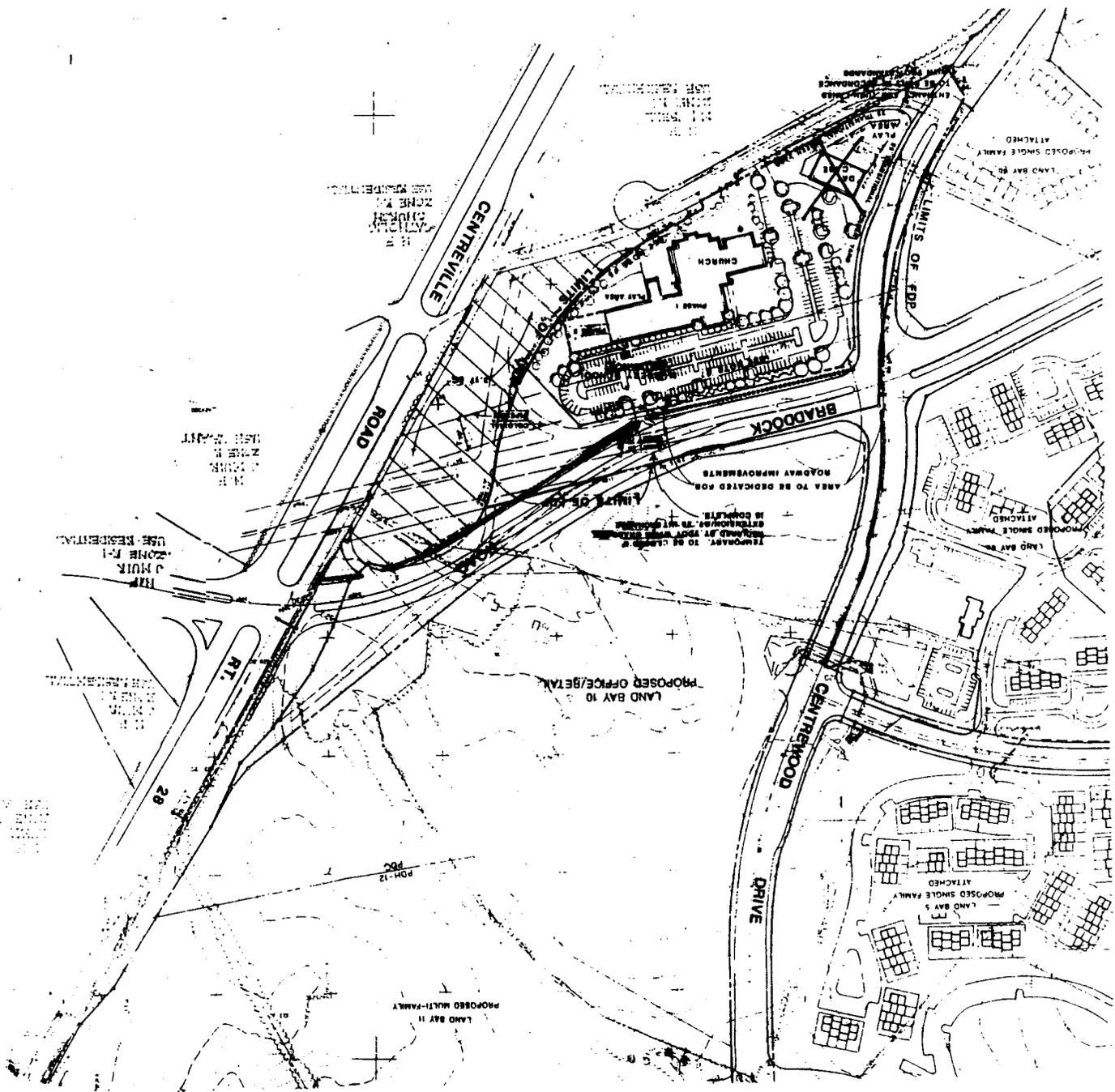
If it is the intent of the Planning Commission to approve FDP 81-S-058-8, the staff recommends that such approval be subject to the following conditions:

1. Development of Land Bay 9 of the Centre Ridge development shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan prepared by Dewberry and Davis dated January 12, 1988 as revised through May 31, 1988.
2. The proposed right turn in, right turn out access on Braddock Road shall be permitted on a temporary basis only, until such time as the Braddock Road/Route 28 interchange is constructed, and shall be closed at that time if required by VDOT.
3. All ancillary easements necessary for the construction of the Braddock Road/Route 28 interchange shall be provided.
4. In order to achieve a maximum interior noise level of 50 dBA Ldn in all structures located within that area impacted by highway noise having levels between 65 and 70 dBA Ldn, the proposed building shall have the following acoustical attributes as determined by the Department of Environmental Management:
  - Exterior walls shall have a laboratory sound transmission class (STC) of at least 39.
  - Doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If windows function as walls, then they should have the STC specified for the exterior walls.
  - Adequate measures to seal and caulk between surfaces shall be provided.

In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation measures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas including rear yards, unshielded by topography or built structures. If acoustical fencing or walls are used, they shall be

architecturally solid from the ground up, with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise, as determined by the Department of Environmental Management.

5. Where the internal pedestrian system crosses the travelways of the parking lot, crosswalks shall be provided. These may be either pavement treatments or pavement painting which clearly mark the pedestrian pathways, and shall be provided to the satisfaction of the Department of Environmental Management.
6. In order to minimize the negative impacts associated with interchange, the proposed nursery school play area shall be located in the western portion of the area delineated on the FDP, as determined by DEM.
7. The proposed church sanctuary shall be limited to no more than 725 seats.
8. A comprehensive landscape plan for the subject land bay shall be submitted, for the review and approval of the County Arborist prior to site plan approval. This plan shall provide effective screening along Braddock Road and Centrewood Drive, and shall provide effective screening and buffering for the proposed play area. In addition to a complete planting schedule and legend, this plan shall be sensitive to the limitations imposed by the Colonial Pipeline Company for planting within the pipeline easement.
9. Transitional screening and barriers shall be provided in accordance with the requirements of Article 13 of the Zoning Ordinance, as modified by the Final Development Plan, with the exception of the eastern property line. Full screening and barriers shall be provided along the east property line (Route 28). The proposed fence surrounding the nursery school play area shall be architecturally solid board on board construction flush with the ground (Barrier F).
10. The church nursery school shall be limited to a maximum of 150 children (75 per session, two sessions per day), and the hours of operation shall be limited to 9:00 am to 4:00 pm, Monday through Friday, and shall satisfy the requirements of Section 9-309 of the Zoning Ordinance.



**NOTES**

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

4. THE DEVELOPER SHALL MAINTAIN THE EXISTING ROADWAY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND VEGETATION ON THE SITE.

6. THE DEVELOPER SHALL MAINTAIN THE EXISTING CHURCH AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS.

8. THE DEVELOPER SHALL MAINTAIN THE EXISTING LIMITS OF EDP AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS.

10. THE DEVELOPER SHALL MAINTAIN THE EXISTING LIMITS OF LOT AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS.

**REGULATION**

PROPOSED LANDSCAPING

PROPOSED SANITARY SEWER

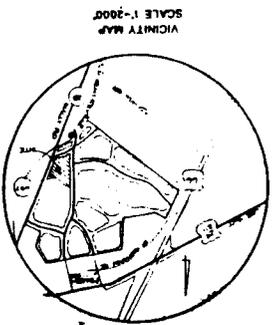
8' WIDE ASPHALT TRAIL

**LEGEND**

PROPOSED LANDSCAPING

PROPOSED SANITARY SEWER

8' WIDE ASPHALT TRAIL



PREPARED BY  
 DAVENPORT & DAVIS  
 OCT 27, 2001  
 PRINTED

APPLICATION NO. 61 S-058  
 LAND BAY 9  
 FINAL DEVELOPMENT PLAN  
 PRINCEDALE DISTRICT  
 FARMASIA COUNTY, VIRGINIA

**CENTRE RIDGE**

PREPARED FOR:  
 MASON ASSOCIATES AND BURKE INVESTMENT ASSOCIATES

**Dewberry & Davis**  
 Architects, Engineers, Planners, Surveyors  
 6001 Lee Ave.  
 Fairfax, VA 22031  
 703.271.7000



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 26, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division,  
Department of Comprehensive Planning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**FILE:** 3- 5 (SE 2009-SU-002)

**SUBJECT:** Transportation Impact

**REFERENCE:** SE 2009-SU-002; Centreville United Methodist Church/ Centreville Day School  
Traffic Zone: 1668  
Land Identification Map: 65-1 ((01)) 14A, 65-1 ((01)) 14A1,  
65-1 ((05)) J1

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted plat dated January 25, 2009.

This special exception is proposed for a nursery school, in addition to the existing church office which is open daily from 9 am to 4 pm. The proposed nursery school, with an enrollment of 90 students proposes to operate during the school year with hours starting at 9 am and ending at 3:15 pm.

This department has reviewed the subject application and provides the following comments:

- For the purpose of a future New Braddock Road eastbound exit ramp to southbound Centerville Road on ramp, the applicant should dedicate an additional 15-ft. of right-of-way along the site (lot #14 A1) on Centreville Road (Rte 28).
- In addition, an extra 10ft. of construction easements should be provided beyond the dedicated right-of-way.
- VDOT has commented that the proposed crosswalk would not meet the necessary criteria to be permitted.

AKR/AK W: SE 2009-SU-002CentrevilleUnitedMethodistChurch/CentrevilleDaySchool  
CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation  
12055 Government Center Parkway, Suite 1034  
Fairfax, VA 22035-5500  
Phone: (703) 324-1100 TTY: (703) 324-1102  
Fax: (703) 324 1450  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

April 17, 2009

Ms. Regina Coyle  
Director of Zoning Evaluation  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: SE 2009-SU-002, Centreville Day School/Centreville United Methodist Church  
Tax Map No.: 65-1 ((1))14A, 14A1 and 65-1((5))J1

Dear Ms. Coyle,

This office has reviewed the referenced special exception plat and offers the following comments:

1. The applicant should provide frontage improvements along the ball field site (curb & gutter, right of way dedication, etc.).
2. The proposed crosswalk does not appear warranted and should be removed.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter K. Gerner".

Peter K. Gerner, P.E.  
Transportation Engineer

cc: Ms. Angela Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

April 23, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PAN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Environmental Assessment: SE 2009-SU-002  
Centreville Day School/Centreville United Methodist Church

This memorandum, prepared by Maya Dhavale, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the revised Special Exception Plat dated April 20, 2009. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on pages 11 through 16, the Plan states:

**“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

Policy b: Reduce noise impacts in areas of existing development. . . .

**Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.”

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities.

### **Limits of Clearing and Grading**

**Issue:** The previous plan set did not clearly identify the limits of clearing and grading, making an assessment of tree save difficult.

**Resolution:** The applicant has clearly shown the limits of disturbance on the revised plan set, and has indicated tree save areas.

### **Traffic Noise**

**Issue:** Staff has concerns that the recreation areas and outdoor worship along the southeastern edge of the property adjacent to Route 28 (Centreville Road) may be impacted by traffic noise.

**Resolution:** The revised plans show plans for replanting with mixed native seedlings in the northern portion of the area of concern, and a tree save area in the southern section. The revised plans also show a future solid wood fence described as a sound buffer along a portion of the site adjacent to Route 28 adjacent to the proposed outdoor worship area.

### **Tree Cover/Save**

**Issue:** The applicant had proposed to remove trees but did not clearly delineate areas of tree save or make commitments to replantings.

**Resolution:** The revised plans show clear limits of disturbance and tree save, as well as areas that will be planted with mixed native seedlings. The revised plans also show what appear to be areas that will be planted with more mature trees, however these areas are not labeled although note 19 on page 1 of the revised plan set does seem to also indicate these areas are to be replanted. Staff would prefer to have confirmation that these areas shown on the plans are areas to be replanted, and to have information about the proposed species to be used.

**COUNTYWIDE TRAILS MAP:**

The Countywide Trails Plan depicts a major paved trail immediately adjacent to the subject property on its Route 28 (Centreville Road) frontage. There is an additional trail proposed for the subject property along New Braddock Road. This trail is a proffered condition from the original application.

The Trails Committee has met to discuss the potential for waivers for the two trails on the subject property. The trail along Route 28 (Centreville Road) does not need a waiver as the current application is for a Special Exception with limited intensification. The church will grant an easement for the future construction of the trail. The New Braddock Road trail cannot be waived as it is a proffered condition. Staff has been working to address this trail with the applicant and has proposed a development condition to require an escrowed contribution toward the future construction of the trail.

PGN: MPD



## FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Regina M. Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Branch Manager,  
Planning and Development Division *SS*

**DATE:** March 18, 2009

**SUBJECT:** SE 2009-SU-002, Centreville United Methodist Church  
Tax Map Number(s): 65-1 ((1)) 14A, 14A1; 65-1((5)) J1

The Park Authority staff has reviewed the above referenced plan dated November, 2008 and has the following comments:

The Park Authority has conducted an archival review of the site which indicates that the parcels are relatively undisturbed with a high potential for Civil War related archeological features, possibly including unmarked graves. Staff requests that the property be subjected to a Phase I archeological survey, using a scope of work provided by the Park Authority

The applicant should provide one copy of the Archaeology Report to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the survey. If any archeological resources are found by the Phase I survey and determined to be potentially significant then a Phase II assessment should be done. At the completion of any cultural resource studies, field notes, photographs, and artifacts should be submitted to CRMP within 30 days.

If any sites are determined to be significant or contain human remains then either they should be avoided or Phase III data recoveries should be performed in accordance with a scope provided by the Park Authority and the Virginia Department of Historic Resources. Any Phase III scopes should provide for public interpretation of the results. Draft and final archeological reports produced as a result of Phase I, II and/or III studies should be submitted for approval to the Park Authority.

The applicant should also be made aware that there are specific archeological requirements under Section 106 of the National Historic Preservation Act, which are associated with Federal licensed or funded development. If Section 106 applies then any archeological work under this recommendation should also be coordinated in advance with the Virginia State Historic Preservation Officer (SHPO).

FCPA Reviewer: Pat Rosend  
DPZ Coordinator: Chris Demanche

Copy: Cindy Walsh, Director, Resource Management Division  
Chron Binder  
File Copy

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**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

**9-304 Standards for all Category 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

#### **9-309 Additional Standards for Child Care Centers and Nursery Schools**

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

**In the FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA III Bull Run Planning District, Amended through 1-26-2009, Centreville Area and Suburban Center, on page 20 ,the Plan states:**

## **CENTREVILLE AREA AND SUBURBAN CENTER**

### **CHARACTER**

The Centreville Area contains approximately 2,700 acres in the southwestern portion of the County where Route 28, Route 29, Interstate 66 and Braddock Road converge. The majority of the development in the area is residential and has been constructed since 1970. The pace of development in this area increased dramatically during the early 1980s as builders began to fully exploit the excellent access the area has to several major roadways. The rapid pace of development was mainly residential but the growth of residential options has been matched by an increase in the employment opportunities in and adjacent to the Centreville Area. A full spectrum of retail and commercial services has followed the residential development.

The Centreville Area was the subject of a special study initiated at the direction of the Board of Supervisors. The area was divided into land units and detailed recommendations were prepared after extensive study and citizen participation. The recommendations were adopted by the Board of Supervisors in March, 1986; with some revision, these recommendations are still valid.

The land use recommendations that follow are presented by specific land unit. Recommendations for environment, public facilities, and parks and recreation are provided as part of the text for the Bull Run Planning District and Sectors BR3 and BR6.

### **CONCEPT FOR FUTURE DEVELOPMENT**

The Concept for Future Development recommends that a portion of the Centreville Area be designated as a Suburban Center. The Suburban Center portion is comprised of the following land units: B-2; B-5; B-6; C-1; C-2; C-3; C-6; C-7; C-8; D-1 through D-7; and E. This area generally includes those land units planned for commercial, mixed-use, and high density residential uses.

Within the Centreville Suburban Center, a suburban core area is designated. The core contains a mix of uses similar to that found in the overall Suburban Center; however, a higher density/intensity use is encouraged in order to shape a distinct community identity and to encourage the concentration of employment to facilitate access by transit services. The core is planned to be located in the area generally south of I-66, west of Route 28 and north of Route 29 in the area designated as Land Unit E.

The portions of the Centreville Area outside the Suburban Center are recommended as Suburban Neighborhoods reflecting their residential character. Although these residential areas vary in recommended density, collectively they act as a transition between the higher intensities and densities in the Centreville Suburban Center and the higher intensities planned in the Fairfax Center Area and to the areas planned for very low density residential development in the far western portions of the County.

**In the FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA III Bull Run Planning District, Amended through 1-26-2009, Centreville Area and Suburban Center, on page 30 ,the Plan states:**

D-4 (177 Acres) Suburban Center

Land Unit D-4 is planned for a mix of residential densities and unit types as shown on the Comprehensive Land Use Plan Map. Density in this land unit should not exceed an average of 12 dwelling units per acre. Lower densities should be located near existing residential development and higher densities located near commercial areas. Extensive pedestrian connections between uses within this sub-unit should be provided.

### GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		